



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
MARCH 10, 2011
1:30 P.M.**

AMENDED MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Updike present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Nance
Commissioner Borden
Commissioner Wright
Commissioner Updike
Commissioner Carreto
Commissioner Vorba
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner Vandivort

Commissioner Updike introduced Jeffrey Wright, a new commissioner appointed to the City Plan Commission.

AGENDA

Commissioner Vorba read the rules into the record. Mathew McElroy, Deputy Director for Planning & Economic Development read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Nance, Borden, Wright, Carreto, Vorba, and Landeros

ABSENT: Commissioner Vandivort

Motion passed.

Commissioner Updike reminded staff that it had agreed at the annual meeting that the educational presentation would occur at 1:30 pm and that we would postpone the start of the public hearing until 2:00 pm. This will be posted as such at the next City Plan Commission meeting.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.
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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Extension Request to Complete Subdivision Improvements:

1. **SUB11-00037:** Montecillo Unit Three – Being a portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County, Texas
Location: South of Carousel Drive and West of Mesa Street
Property Owner: EPT Mesa Development
Applicant: EPT Mesa Development
Representative: Conde, Inc.
District: 8
Staff Contact: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUB11-00037**.

Motion passed.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Land Study:

2. **SUB11-00043:** Cimarron Sage Land Study – Being a portion of Tracts 1, 1B4, 3, 3A, 3B1 and all of Tracts 1A and 1A1 of Nellie D. Mundy Survey 242 and portions of Tracts 1B4C, 1B5C, and 1B5B2 of S.J. Larkin Survey 266, City of El Paso El Paso County, Texas
Location: East of Resler Drive and South of Northern Pass Drive
Property Owner: Cimarron Hunt Communities, LLC
Representative: CSA Design Group
District: 1
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Sal Alonzo with CSA Design Group concurred with staff's comments.

Motion passed.

3. **SUB11-00045:** Cimarron Sage Unit One -- Being a portion of Tracts 1, 1A and 1A1, Nellie D. Mundy Survey 242 and Tract 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
- Location: South of Paseo Del Norte Road and East of Resler Drive
- Property Owner: Cimarron Hunt Communities, LLC
- Representative: CSA Design Group
- District: 1
- Staff Contact: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Commissioner Updike asked about comment number three under the Land Development-Engineering & Construction management comments and requirements.

Rudy Valdez with the EPWU noted that it is a standard comment on all plats and it is provided by the Land Development Division and not the Water Utilities. It is a standard requirement.

Kareem Dallo noted that it is a standard comment.

Tony Bustillos from the Department of Transportation noted that the department's comments for the trees to be placed at 25 feet on center be coordinated as part of the design for their review and approval depending on the type of trees.

Mat McElroy noted that there is an HOA in this particular area and staff wants to give them flexibility in terms of the landscape design on the arterial. Staff would like to review the design and the illumination at the subdivision stage.

Sal Alonzo with CSA Design Group noted that the HOA will be landscaping both sides of the right-of-way on Paseo Del Norte and medians. The rockwall will be done by the developer.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUB11-00045 WITH THE ALTERNATIVE DESIGN SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION AND LANDSCAPING THE DOUBLE FRONTAGE LOTS ON THE PARTWAY.**

Motion passed.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **HEAR SUB11-00039 AND SUB11-00040 SIMULTANEOUSLY.**

Motion passed.

PUBLIC HEARING Resubdivision Preliminary:

4. **SUB11-00039:** Sandstone Ranch Unit Seven Replat C – Being a portion of Block 1, Lots 66 to 69 and 88 to 91; Block 7, Lots 14 to 31; Block 12, Lots 3 to 44; Block 28, Lots 1 to 34; Block 30, Lots 1 to 8; Block 31, Lots 1 to 13; and portions of ROW out of Silver Cholla Dr., Moon Ranch Dr., and Cattle Ranch St., Cattle Ln. and

Coyote Ranch Ln., all ROW out of Ray Mena Ln., and all utility easements within Sandstone Ranch Unit Seven, City of El Paso, El Paso County, Texas
Location: North of US Hwy 54 and West of Sean Haggerty
Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 4
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Tony Bustillos from the Department of Transportation noted that they have no objection with the condition that landscaping with canopy trees be provided along Marcus Uribe on the double frontage lots.

Jorge Azcarate with CEA Group concurred with staff's comments and with the modifications requested by the Department of Transportation for both Replat B and Replat C.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Landeros, and carried to **APPROVE SUB11-00039 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT THE APPLICANT LANDSCAPE THE PARKWAY AREA ON MARCUS URIBE.**

AYES: Commissioner De La Cruz, Borden, Wright, Carreto, Vorba, and Landeros

ABSTAIN: Commissioner Nance

ABSENT: Commissioner Vandivort

Motion passed.

5. **SUB11-00040:** Sandstone Ranch Unit Seven Replat D – Being a portion of Block 1, Lots 70 to 87, 92 to 102, and 124 to 135; Block 30, Lots 9 to 18, and 29 to 43; Block 31, Lots 14 to 25; and portions of ROW out of Silver Cholla Dr., Moon Ranch Dr., Cattle Ln., Coyote Ranch Dr., Fire Barrel Way, all within Sandstone Ranch Unit Seven, City of El Paso, El Paso County, Texas
Location: North of US Hwy 54 and West of Sean Haggerty Drive
Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 4
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Landeros, and \ carried to **APPROVE SUB11-00040 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND WITH THE CONDITION THAT SANDSTONE RACH UNIT SEVEN REPLAT C MUST BE FILED PRIOR TO SANDSTONE RANCH UNIT SEVEN REPLAT D AND THAT THE APPLICANT LANDSCAPE THE PARKWAY AREA ON MARCUS URIBE.**

AYES: Commissioner De La Cruz, Borden, Wright, Carreto, Vorba, and Landeros

ABSTAIN: Commissioner Nance

ABSENT: Commissioner Vandivort

Motion passed.

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***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **HEAR SUB11-00032 AND ZON11-00035 SIMULTANEOUSLY.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

6. **SUB11-00032:** Dos Palmas Replat A – Lot 2 and a Portion of Lot 3, Block 2,
 Dos Palmas, City of El Paso, El Paso County, Texas
 Location: South of Rojas Drive and East of Pendale Road
 Property Owner: Edward's Homes, Inc.
 Representative: CAD Consulting Company
 District: 7
 Staff Contact: Justin Bass, (915) 541-4930, bassid@elpasotexas.gov

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Landeros, and unanimously carried to **APPROVE SUB11-00032 AND SUB11-00035.**

Motion passed.

7. **SUB11-00034:** Villa Espanola Unit One Replat A – Being Lot 1, Block 1, Villa
 Espanola Unit 1, City of El Paso, El Paso County, Texas
 Location: North of Ada Lane and West of Westside Road
 Property Owner: Alison L. Cundari
 Representative: CAD Consulting Company
 District: 1
 Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUB11-00034.**

Motion passed.

8. **SUB11-00035:** Dos Palmas Replat B – Being Lot 1 and a portion of Lot 3, Block
 2, Dos Palmas, City of El Paso, El Paso County, Texas
 Location: South of Chito Samañiego Drive and West of Rojas Drive
 Property Owners: Carlos and Magdalena Villagrana
 Applicants: Carlos and Magdalena Villagrana
 Representative: CAD Consulting Company
 District: 7
 Staff Contact: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Landeros, and unanimously carried to **APPROVE SUB11-00032 AND SUB11-00035.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

9. **ZON10-00111:** A portion of Tract 1, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
Location: South of Trawood Drive and East of Lee Trevino Drive
Zoning: R-F (Ranch and Farm)
Request: From R-F (Ranch and Farm) to C-1 (Commercial)
Existing Use: Golf Course
Proposed Use: Retail and Office
Property Owner: Vista Hills Country Club
Representative: SLI Engineering, Inc.
District: 7
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **POSTPONE ZON10-00111 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 24, 2011.**

Motion passed.

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10. **ZON11-00001:** Parcel 1: A portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: A portion out of 318.9530 acre tract of land as recorded in Book 3134, Page 1607, Real Property Records of El Paso County, Texas and also being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Location: Parcel 1: Ventana Avenue, East of Tierra Este Road
Parcel 2: Ventana Avenue, West of Rich Beam Boulevard
Zoning: Parcel 1: C-1 (Commercial)
Parcel 2: R-5 (Residential)
Request: Parcel 1: From C-1 (Commercial) to R-5 (Residential)
Parcel 2: From R-5 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Parcel 1: Single-family residential homes
Parcel 2: Neighborhood commercial development
Property Owner: GFA, LLC
Representative: CEA Group
District: 6
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE ZON11-00001.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Applications:

11. **ZON11-00000:** Lot 1, Block 8, I-10 Industrial Park Replat A, City of El Paso, El Paso County, Texas
 Location: 9369 Escobar Drive
 Zoning: M-1/sc (Manufacturing/special contract)
 Request: Detailed Site Plan Review per Ordinance No. 5643, dated October 31, 1975

 Existing Use: Impound Yard
 Proposed Use: Impound Yard
 Property Owner: Carlos Barrajas
 Representative: Antonio F. Balderrama
 District: 6
 Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Tony Balderrama representing the owner concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Vorba, and unanimously carried to **APPROVE ZON11-00000.**

Motion passed.

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12. **ZON11-00005:** A portion of Lot 1, Block 1, Tierra De Mi Padre Subdivision, City of El Paso, El Paso County, Texas
 Location: 3660 Joe Battle Boulevard
 Zoning: C-4/c (Commercial/conditions)
 Request: Detailed Site Plan Review per Ordinance No. 15023, dated January 29, 2002

 Existing Use: Vacant
 Proposed Use: Day Care Center and Retail
 Property Owners: Enrique Villalobos and Enrique Villalobos, Jr.
 Representative: Carlos Figueroa, P. E.
 District: 5
 Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Ray Marquez concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE ZON11-00005.**

Motion passed.

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13. **ZON11-00011:** A portion of Lot 1, Block 2, Yarbrough Place, City of El Paso, El Paso County, Texas

Location: 8101 North Loop Drive
Zoning: C-1/sc (Commercial/special contract)
Request: Detailed Site Plan Review per Ordinance No. 8608, dated March 4, 1986
Existing Use: Vacant
Proposed Use: Retail
Property Owner: Zaradieter Partners L.P.
Representative: CAD Consulting Company
District: 7
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Carlos Jimenez with CAD Consulting concurred with staff's comments..

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE ZON11-00011**.

Motion passed.
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RECESS:

ACTION: Motion made by Commissioner Borden, seconded by Commissioner Nance, and unanimously carried to **RECESS THE CITY PLAN COMMISSION MEETING AT 2:50 P.M.**

Motion passed.

RECONVENE:

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **RECONVENE THE CITY PLAN COMMISSION MEETING AT 2:55 P.M.**

Motion passed.
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***Note: Commissioner Vorba left the meeting during the break.**

PUBLIC HEARING Zoning Condition Release Applications:

14. **ZON11-00002:** A portion of Lot 1, Block 174A, Vista Del Sol Unit 52, City of El Paso, El Paso County, Texas
Location: 11200 Montwood Drive
Zoning: C-1/sc (Commercial/special contract)
Request: Release zoning condition imposed by Special Contract per Ordinance No. 9147
Existing Use: Church and Office
Proposed Use: Church and Office
Property Owner: William L. Bauer Trust c/o Benchmark Realty
Representative: Beverly B. Rodriguez
District: 6
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Beverly Rodriguez concurred with staff's comments.

Commissioner Updike asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and carried to **APPROVE ZON11-00002.**

AYES: Commissioner De La Cruz, Nance, Borden, Wright, Carreto, and Landeros

NOT PRESENT FOR THE VOTE: Commissioner Vorba

ABSENT: Commissioner Vandivort

Motion passed.
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Other Business:

15. Discussion and action on the City Plan Commission minutes of:
February 24, 2011

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF FEBRUARY 24, 2011 WITH AMENDMENTS.**

AYES: Commissioner De La Cruz, Nance, and Carreto

ABSTAIN: Commissioner Borden, Wright, and Landeros

NOT PRESENT FOR THE VOTE: Commissioner Vorba

ABSENT: Commissioner Vandivort

Motion passed.
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***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **HEAR ITEMS 16 THROUGH 20 SIMULTANEOUSLY.**

Motion passed.

16. A revised Annexation Agreement and a Resolution authorizing the City Manager to sign an Annexation Agreement between the City and River Oaks, Ltd., for 7.161 acres of real property, located east of Zaragoza Road and south of Gambusino Avenue. AN08002 (East ETJ)

Staff Contact: Ernesto Arriola (915) 541-4723,
arriolaea@elpasotexas.gov

17. A revised Annexation Agreement and a Resolution authorizing the City Manager to sign an Annexation Agreement between the City and River Oaks, Ltd., for 7.887 acres of real property, located east of Joe Battle Boulevard and south of Windermere Avenue. AN08004 (East ETJ)

Staff Contact: Ernesto Arriola (915) 541-4723,
arriolaea@elpasotexas.gov

18. A revised Annexation Agreement and a Resolution authorizing the City Manager to sign an Annexation Agreement between the City and River Oaks, Ltd., for 8.070 acres of real property, located north of Zaragoza Road and south of Montana Avenue. AN08005 (East ETJ)

Staff Contact: Ernesto Arriola (915) 541-4723,
arriolaea@elpasotexas.gov

19. A revised Annexation Agreement and a Resolution authorizing the City Manager to sign an Annexation Agreement between the City and River Oaks, Ltd., for 42.225 acres of real property, located north of Zaragoza Road and south of Montana Avenue. AN08006 (East ETJ)
Staff Contact: Ernesto Arriola (915) 541-4723,
arriolaea@elpasotexas.gov
20. A revised Annexation Agreement and a Resolution authorizing the City Manager to sign an Annexation Agreement between the City and River Oaks, Ltd., for 2.054 acres of real property, located northwest of Zaragoza Road and south of Edgemere Boulevard. AN08008 (East ETJ)
Staff Contact: Ernesto Arriola (915) 541-4723,
arriolaea@elpasotexas.gov

Ernie Arriola, Planner, gave a power point presentation and noted that staff is looking at the agreements and resolutions for the City Manager to sign these agreements. He noted that each agreement has similar language with some distinctions.

He read the summarized language for each annexation into the record.

AN08002

Dedication of a 24 ft. ROW along Gambusino Road, if not vacated.
\$15,069.90 shall be submitted by owner to a "Project Contribution Fund" to be used by the City for the future expansion of Zaragoza Road.
Portions of Gambusino Road and Azogue Road abutting the property shall be improved if not vacated.
A Traffic Impact Analysis (TIA) may be required by Traffic Engineer
The property shall be zoned C-4 after annexation.

AN08004

Inclusion of abutting ROW in annexation request and a Traffic Impact Analysis (TIA) may be required by Traffic Engineer.
Property shall be restricted to nonresidential uses and park fees in the amount of \$5,000 will be required.
The property shall be zoned C-3 after annexation.

AN08005

Park fees in the amount of \$2,000 will be required.
The property shall be zoned C-4 after annexation.

AN08006

A Traffic Impact Analysis (TIA) may be required by Traffic Engineer as well as traffic signalization and provided by owner.
The property shall be zoned C-4 after annexation.

AN08008

The property shall be zoned C-3 after annexation.

Commissioner Nance asked why we were requesting park fees in some of the agreements and not on others.

Yolanda Giner on behalf of River Oaks Properties noted that on AN08-0005 they are paying the park fees ahead of time since the platting will not take place until a later date. On AN08-004 the amount of \$5,000 is being paid because that particular piece of property is being platted. It was platted while it was outside the city limits and park fees were not due. The developers are willing to pay those park fees now as part of the annexation agreement.

Adam Frank with River Oaks Properties noted that all these applications are adjacent to commercial land owned by River Oaks Properties that is already in the City.

Mathew McElroy, Deputy Director for Planning & Economic Development, noted that the future land use map will be looking at properties outside the city limit but he does not know if the comprehensive plan will be looking at amending the Cities annexation policies.

Lupe Cuellar, Assistant City Attorney, noted that when talking about involuntary annexation, the Commission can not require the developer to do anymore than what is in the code. With voluntary annexation it gives the City more opportunity to negotiate with the developer. She read a revision that should be made to all of these agreements and this sentence should go right after the last IN WITNESS WHEREAS paragraph: **The effective date of this agreement is the date the El Paso City Council adopts an ordinance annexing the property.**

ACTION: Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE AN08-002, AN08-004, AN08-005, AN08-006, AND AN08-008 WITH THE ADDITION OF THE FOLLOWING LANGUAGE: THE EFFECTIVE DATE OF THIS AGREEMENT IS THE DATE THE EL PASO CITY COUNCIL ADOPTS AN ORDINANCE ANNEXING THE PROPERTY.**

Motion passed.

Commission Updike requested that the overall question of the annexation be referred to in the Comprehensive Plan.

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21. Discussion and Action on recommendations for the following items relating to Smart Growth implementation:
Staff Contact: Shamori Whitt, (915) 541-4477, whittsr@elpasotexas.gov

- a. A Resolution adopting "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach" as a recommended design guideline for the use in the design and construction of new thoroughfares and redesign and reconstruction of existing thoroughfares on all city projects within the City of El Paso.

Shamori Whitt, Planner, gave a briefing on the Smart Growth Implementation Plan and went through the first set of items to be revised as part of this implementation plan. She gave a power point presentation.

Regarding the ITE Manual, she noted that the Commission would not be making any changes to the code.

Ted Marquez answered questions regarding the ITE manual and noted that this is a recommended practice that was adopted in 2010. This was in conjunction with CNU, FHWA, and ITE. These three organizations worked together to bring this recommended practice.

Commissioner Updike asked for public comments.

John Berkelbach, on behalf of Southwest Land Development, noted that he does not know what the ITE manual says. The agenda states that it is a resolution and that guidelines are attached to the resolution. There are no attachments and they have not been presented to public for review. He requested that it not be considered until the public has had a chance to review those items. He feels the public is not having a transparency of the review of this agreement.

Mathew McElroy noted that he send the full manual to Conde, Inc., several months ago.

Lupe Cuellar, Assistant City Attorney, noted that prior to City Council the ITE Manual will be included as the attachment to this resolution.

Mathew McElroy noted that staff will also distribute the ITE Manual through the Council of Engineers.

Jorge Azcarate requested that the ITE Manual also be made available to the Texas Society of Professional Engineers and the American Society of Civil Engineers. He will provide staff with e-mail addresses for these associations.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Wright, and carried to **APPROVE A RESOLUTION ADOPTING "DESIGNING WALKABLE URBAN THOROUGHFARES: A CONTEXT SENSITIVE APPROACH" AS A RECOMMENDED DESIGN GUIDELINE FOR THE USE IN THE DESIGN AND CONSTRUCTION OF NEW THOROUGHFARES AND REDESIGN AND RECONSTRUCTION OF EXISTING THOROUGHFARES ON ALL CITY PROJECTS WITHIN THE CITY OF EL PASO.**

AYES: Commissioner De La Cruz, Nance, Borden, Wright, and Landeros

NAYS: Commissioner Carreto

NOT PRESENT FOR THE VOTE: Commissioner Vorba

ABSENT: Commissioner Vandivort

Motion passed.

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- b. An Ordinance amending Title 1 (General Provisions), Chapter 1.04 (General Provisions), of the El Paso City Code to add a section addressing the vesting of projects. The penalty is as provided for in Section 19.42 of the El Paso City Code.

Mathew McElroy, Deputy Director for Planning, noted that we do not have something in place to say whether something is vested or not vested. In this particular amendment we are creating a process that mirrors what's allowed under the Texas Government Code.

Mr. Berenback requested that Title 19 vested rights regarding subdivisions be separate from these Title 1 provisions dealing with all these other permits.

The Commission agreed to have staff will bring back an amended Title 19 to remove all the other provisions under Title 19.

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **POSTPONE AN ORDINANCE AMENDING TITLE 1 (GENERAL PROVISIONS), CHAPTER 1.04 (GENERAL PROVISIONS), OF THE EL PASO CITY CODE TO ADD A SECTION ADDRESSING THE VESTING OF PROJECTS. THE PENALTY IS AS PROVIDED FOR IN SECTION 19.42 OF THE EL PASO CITY CODE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MARCH 24, 2010.**

Motion passed.

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- c. An Ordinance amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation) and Section 19.20.050 (Standards for Deeded Parkland), Chapter 19.23 (Lots- Determination and Regulation of Size) and Chapter 19.50 (Definitions) of the El Paso City Code to amend the park size requirements for residential development and parkland characteristics and improvements, to require front build-to lines on plats and to add

definitions for build-to line, green, plaza, pocket park, and square. The penalty is as provided in Chapter 19.42 of the City of El Paso City Code.

Eddie Garcia, Lead Planner, noted that they are making some revisions to Title 19 based on the Smart Growth principles. There are changes done to Title 19 under Chapter 19-20, Chapter 19-23, and Chapter 19-50. He read those changes into the record.

1ST MOTION:

ACTION: Motion made by Commissioner Nance to take a three minute break at 4:25 to allow staff to download the conceptals. Motion died for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Landeros, and unanimously carried to **MOVE FORWARD WITH ITEM 21-D.**

Motion passed.

Eddie Garcia showed the pictures of the conceptual design.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.030 (PARKLAND CALCULATION) AND SECTION 19.20.050 (STANDARDS FOR DEEDED PARKLAND) , CHAPTER 19.23 (LOTS- DETERMINATION AND REGULATION OF SIZE) AND CHAPTER 19.50 (DEFINITIONS) OF THE EL PASO CITY CODE TO AMEND THE PARK SIZE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT AND PARKLAND CHARACTERISTICS AND IMPROVEMENTS, TO REQUIRE FRONT BUILD-TO LINES ON PLATS AND TO ADD DEFINITIONS FOR BUILD-TO LINE, GREEN, PLAZA, POCKET PARK, AND SQUARE. THE PENALTY IS AS PROVIDED IN CHAPTER 19.42 OF THE CITY OF EL PASO CITY CODE.**

Motion passed.

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- d. An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Chapter 20.10 (Supplemental Use Regulations) and Appendix A (Table of Permissible Uses) of the El Paso City Code to add a definition of accessory dwelling units and to add standards for accessory dwelling units.

Kimberly Forsyth, Lead Planner, went through a quick summary of the presentation.

It was noted that under Item N, the following language needs to be clarified: **The permit shall include a copy of the rental agreement.**

ACTION: Motion made by Commissioner Nance, seconded by Commissioner De La Cruz, and unanimously carried to **AMEND ACCESSORY DWELLING UNIT (ADU) TO READ THAT YOU CAN HAVE OWNER VACANCY UP TO ONE (1) YEAR WITH THE OPTION FOR ADMINISTRATIVE APPROVAL FOR EXTENSION FOR ANOTHER YEAR UNDER EXTENUATING CIRCUMSTANCES.**

Motion passed.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Carreto, and carried that under item 2-I: Vehicular access to the ADU is permitted from an abutting alley if the on-site parking is provided for the ADU.

AYES: Commissioner De La Cruz, Nance, Borden, Wright, and Carreto
NAYS: Commissioner Landeros
NOT PRESENT FOR THE VOTE: Commissioner Vorba
ABSENT: Commissioner Vandivort

Motion passed.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, that item 2-M read as follow: **THE PROPERTY OWNER DOES NOT HAVE TO INFORM THE CITY OR OBTAIN A PERMIT IN ORDER TO DESIGNATE A PROPERTY AS A RENTAL ADU.**

AYES: Commissioner De La Cruz, Nance, Borden, Wright, and Carreto
NAYS: Commissioner Landeros
NOT PRESENT FOR THE VOTE: Commissioner Vorba
ABSENT: Commissioner Vandivort

Motion passed.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Borden, and unanimously carried **TO APPROVE THE ORDINANCE WITH AMENDMENTS.**

Motion passed.

There were no public comments.

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22. "Educational Presentation: Livability 101.
Staff Contact: Carlos Gallinar, (915) 541-4662, gallinarcc@elPASOTexas.gov

This item will be posted on the next City Plan Commission meeting on March 24, 2011, to begin at 1:30 pm and the regular agenda will be posted to begin at 2:00 pm.

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23. Planning Report:
N/A

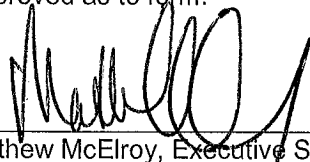
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24. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Landeros, seconded by Commissioner Carreto, and unanimously carried to adjourn this meeting at 5:05 p.m.

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission